

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Newton Consortium

State: MA

PJ's Total HOME Allocation Received: \$23,293,996

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
<div>Program Progress:</div> <div>PJs in State: 19</div>							
% of Funds Committed	85.72 %	91.03 %	17	90.66 %	16	17	
% of Funds Disbursed	81.21 %	84.95 %	15	81.06 %	39	39	
Leveraging Ratio for Rental Activities	5.71	7.56	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.40 %	91.54 %	10	81.27 %	54	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.58 %	72.72 %	4	68.23 %	89	85	
<div>Low-Income Benefit:</div>							
% of 0-50% AMI Renters to All Renters	87.83 %	81.44 %	5	79.86 %	70	64	
% of 0-30% AMI Renters to All Renters***	57.67 %	49.59 %	7	44.82 %	79	74	
<div>Lease-Up:</div>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	94.65 %	100	100	
<div>Overall Ranking:</div> <div>In State: 3 / 19</div> <div>Nationally: 90</div> <div>90</div>							
<div>HOME Cost Per Unit and Number of Completed Units:</div>							
Rental Unit	\$26,727	\$26,175		\$25,419	189 Units	42.10 %	
Homebuyer Unit	\$38,135	\$15,910		\$14,530	243 Units	54.10 %	
Homeowner-Rehab Unit	\$0	\$14,817		\$20,251	0 Units	0.00 %	
TBRA Unit	\$8,048	\$3,760		\$3,156	17 Units	3.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$147,930	\$18,559	\$0
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	3.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.17

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	74.1	72.8	0.0	88.2
Black/African American:	14.8	7.4	0.0	5.9
Asian:	1.1	6.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.6	4.9	0.0	0.0

ETHNICITY:				
Hispanic	7.4	7.4	0.0	5.9

HOUSEHOLD SIZE:				
1 Person:	59.3	37.9	0.0	29.4
2 Persons:	18.0	22.2	0.0	47.1
3 Persons:	10.6	18.5	0.0	11.8
4 Persons:	9.0	15.2	0.0	11.8
5 Persons:	1.6	3.3	0.0	0.0
6 Persons:	0.5	2.1	0.0	0.0
7 Persons:	0.5	0.8	0.0	0.0
8 or more Persons:	0.5	0.0	0.0	0.0

HOUSEHOLD TYPE:				
Single/Non-Elderly:	63.5	42.0	0.0	64.7
Elderly:	9.0	1.6	0.0	5.9
Related/Single Parent:	18.5	25.9	0.0	17.6
Related/Two Parent:	8.5	25.5	0.0	11.8
Other:	0.5	4.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	58.7	4.9[#]
HOME TBRA:	0.0	
Other:	15.9	
No Assistance:	25.4	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newton Consortium State: MA Group Rank: 90
(Percentile)
State Rank: 3 / 19 PJs Overall Rank: 90
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	94.4	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	88.58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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